

Cottonwood Heights Planning Department

Class C Commercial Office

These buildings are can be more than twenty five years old but still maintain steady occupancy. Class C space is generally much smaller than Class A and even Class B, however the buildings condition is taken into account. Many Class C office spaces are not truly office buildings; many have been modified and renovated to accommodate commerce.

Willow Creek Medical

7050 South Highland Drive



Campus: No
Acreage: 0.84
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Medical Office
Year Built: 1974
Building Sq. Ft.: 14,040
Lease Sq. Ft.: 13,118
Available Sq. Ft.: 922
Floors: 3

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$1,239,500
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 13,118
Available Sq. Ft.: 922
Typical Floorplate: 4,680
Rental Rate Range: \$12.50 - \$13.42

Maximum Available: 922
Minimum Available: 922
Units of Office Space: 9

Building is privately managed by owner who resides in Florida. Management is looking to erect a fence/barrier to distinguish between its parking spaces and McDonalds.

Building Contact: Fort Union Properties 561.239.8091

Highland Medical

7086 South Highland Drive



Campus: No
Acreage: 0.86
Parking: Uncovered
Parking Ratio: 3/1000

Building Use: Medical Office
Year Built: 1978
Building Sq. Ft.: 6,732
Lease Sq. Ft.: 5,881
Available Sq. Ft.: 851
Floors: 2

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$410,600
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 5,881
Available Sq. Ft.: 851
Typical Floorplate: 4,680
Rental Rate Range: \$13.00

Maximum Available: 851
Minimum Available: 851
Units of Office Space: 4

Building has outdoor seating, artwork, and a dual entrance. Office space is accessible from both the west and east entrances.

Building Contact: NAI Utah 801.727.4444

Wasatch Exotic Pet

1892 E. Fort Union Blvd.



Campus: No
Acreage: 0.31
Parking: Uncovered
Parking Ratio: 6/1000

Building Use: Medical Office
Year Built: 1945
Building Sq. Ft.: 1,877
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$360,500
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 1,877
Rental Rate Range:

Maximum Available: 1,877
Minimum Available: 1,877
Units of Office Space: 1

Building is owner occupied and privately managed by Wasatch Exotic Pet Care.

Building Contact: Wasatch Exotic Pet 801.943.3367

Mangrum

7110 South 2000 East



Campus: No
Acreage: 0.39
Parking: Uncovered
Parking Ratio: 10/1000

Building Use: Mixed Office
Year Built: 1953
Building Sq. Ft.: 2,513
Lease Sq. Ft.: 2,513
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$351,200
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: 2,513
Available Sq. Ft.: 0
Typical Floorplate: 2,513
Rental Rate Range:

Maximum Available:
Minimum Available:
Units of Office Space: 4

Building has fourteen reserved parking spaces for employees. Building is owner occupied; Mangrum Law leases space from Mangrum Dental.

Building Contact: Mangrum Dental 801.943.6880

State Farm

7160 South Highland Drive



Campus: No
Acreage: 0.29
Parking: Uncovered
Parking Ratio: 7/1000

Building Use: Commercial Office
Year Built: 1955
Building Sq. Ft.: 1,344
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$270,600
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 1,344
Rental Rate Range:

Maximum Available: 1,344
Minimum Available: 1,344
Units of Office Space: 1

Building has amenities that include entry seating and artwork. Space is owner occupied and has a single entry.

Building Contact: State Farm 801.942.2200

Realty Pro

7177 South Highland Drive



Campus: No
Acreage: 0.22
Parking: Uncovered
Parking Ratio: 7/1000

Building Use: Commercial Office
Year Built: 1953
Building Sq. Ft.: 1,590
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$269,180
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 1,590
Rental Rate Range:

Maximum Available: 1,590
Minimum Available: 1,590
Units of Office Space: 1

Site is owner occupied. Building has entry seating and artwork as amenities.

Building Contact: Realty Pro 801.943.3939

Holiday Management

2034 East 7000 South



Campus: No
Acreage: 0.23
Parking: Uncovered
Parking Ratio: 5/1000

Building Use: Commercial Office
Year Built: 1960
Building Sq. Ft.: 1,282
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$286,300
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 1,282
Rental Rate Range:

Maximum Available: 1,282
Minimum Available: 1,282
Units of Office Space: 1

The building is in good condition. It has entry seating, artwork and a single entry. Space is owner occupied.

Building Contact: Holiday Management 801.9442.2280

Premiere Mortgage

1930 East Fort Union Blvd.



Campus: No
Acreage: 0.23
Parking: Uncovered
Parking Ratio: 6/1000

Building Use: Commercial Office
Year Built: 1998
Building Sq. Ft.: 2,635
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$297,100
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 2,635
Rental Rate Range:

Maximum Available: 2,635
Minimum Available: 2,635
Units of Office Space: 1

Entry is a single entry which opens to entry seating and artwork. Building is in good condition and is also owner occupied.

Building Contact: Premiere Mortgage 801.453.9000

Staker-Henderson Complex

6914 South 3000 East



Campus: No
Acreage: 0.43
Parking: Uncovered
Parking Ratio: 3/1000

Building Use: Commercial Office
Year Built: 1980
Building Sq. Ft.: 9,640
Lease Sq. Ft.: 9,640
Available Sq. Ft.: 0
Floors: 2

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$619,000
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 9,640
Available Sq. Ft.: 0
Typical Floorplate: 4,820
Rental Rate Range:

Maximum Available:
Minimum Available: 150
Units of Office Space: 11

Building has a secure key code entry and is partially owner occupied.

Building Contact:

Hillside Dental

6936 South Promenade Drive



Campus: No
Acreage: 0.51
Parking: Uncovered
Parking Ratio: 5/1000

Building Use: Medical Office
Year Built: 1981
Building Sq. Ft.: 9,486
Lease Sq. Ft.:
Available Sq. Ft.:
Floors: 3

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$270,600
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.:
Available Sq. Ft.:
Typical Floorplate: 3,162
Rental Rate Range:

Maximum Available:
Minimum Available:
Units of Office Space: 10

Building has directory and one elevator. The building has a standard single entry which opens to a corridor. The main corridor is the point of entry for all units of office space in the building.

Building Contact: James Garland 801.661.4824

The Tooth Doctor

2180 East Fort Union Blvd.



Campus: No
Acreage: 0.50
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Medical Office
Year Built: 1953
Building Sq. Ft.: 1,690
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$444,800
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 1,690
Rental Rate Range:

Maximum Available: 1,690
Minimum Available: 1,690
Units of Office Space: 1

Space is owner occupied and equipped with entry seating and artwork as amenities.

Building Contact: The Tooth Doctor 801.944.4141

Wall & Wall

2168 East Fort Union Blvd.



Campus: No
Acreage: 0.61
Parking: Uncovered
Parking Ratio: 7/1000

Building Use: Commercial Office
Year Built: 1982
Building Sq. Ft.: 2,960
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$422,300
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 2,960
Rental Rate Range:

Maximum Available: 2,960
Minimum Available: 2,960
Units of Office Space: 1

Building has separate employee and customer parking. Employee parking is on south side of building. Building has dual entry with vestibule and entry seating. Space is owner occupied.

Building Contact: Wall & Wall 801.274.3100

Brighton Dental

2114 East 7000 South



Campus: No
Acreage: 0.31
Parking: Uncovered
Parking Ratio: 7/1000

Building Use: Medical Office
Year Built: 1939
Building Sq. Ft.: 1,587
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$394,200
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 1,587
Rental Rate Range:

Maximum Available: 1,587
Minimum Available: 1,587
Units of Office Space: 1

Building has undergone both interior and exterior renovations. Entry seating and artwork are in lobby. Space is owner occupied.

Building Contact: Brighton Dental

801.943.2020

Medical Hair Restoration

2104 East 7000 South



Campus: No
Acreage: 0.31
Parking: Uncovered
Parking Ratio: 5/1000

Building Use: Medical Office
Year Built: 1960
Building Sq. Ft.: 2,131
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$341,400
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 2,131
Rental Rate Range:

Maximum Available: 2,131
Minimum Available: 2,131
Units of Office Space: 1

Space is owner occupied. Building has gone through both interior and exterior renovations and updating. Building amenities include entry seating and artwork.

Building Contact: Medical Hair Restoration 801.943.1751

Kasteler Fenton

1838 East Fort Union Blvd.



Campus: No
Acreage: 0.18
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1964
Building Sq. Ft.: 2,182
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 2

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$270,600
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 972
Rental Rate Range:

Maximum Available: 2,182
Minimum Available: 2,182
Units of Office Space: 1

Building has undergone exterior and interior updating. Kasteler Fenton bought the property on a lease to own option, so the space is now owner occupied.

Building Contact: Kasteler Fenton 801.943.3406

Richards Financial

1828 East Fort Union Blvd.



Campus: No
Acreage: 0.19
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1964
Building Sq. Ft.: 1,700
Lease Sq. Ft.: 836
Available Sq. Ft.: 864
Floors: 2

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$332,900
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: 836
Available Sq. Ft.: 864
Typical Floorplate: 850
Rental Rate Range:

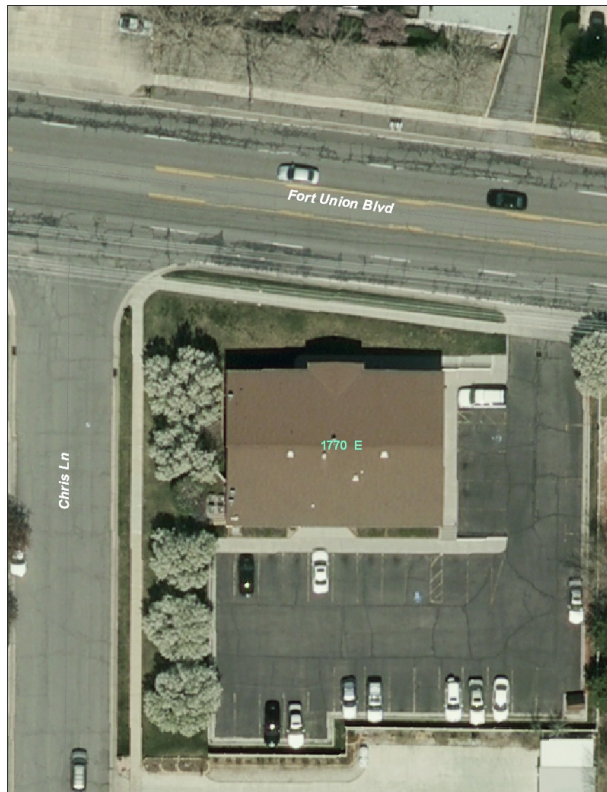
Maximum Available: 864
Minimum Available: 864
Units of Office Space: 3

Space is partially owner occupied. Largest office space available on main level is vacant.

Building Contact: KR Holdings 801.733.0070 (Richards Financial)

Cottonwood Heights Professional

1770 East Fort Union Blvd.



Campus: No
Acreage: 0.60
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Mixed Office
Year Built: 1985
Building Sq. Ft.: 8,152
Lease Sq. Ft.: 8,152
Available Sq. Ft.: 0
Floors: 2

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$505,200
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 8,152
Available Sq. Ft.: 0
Typical Floorplate: 4,076
Rental Rate Range:

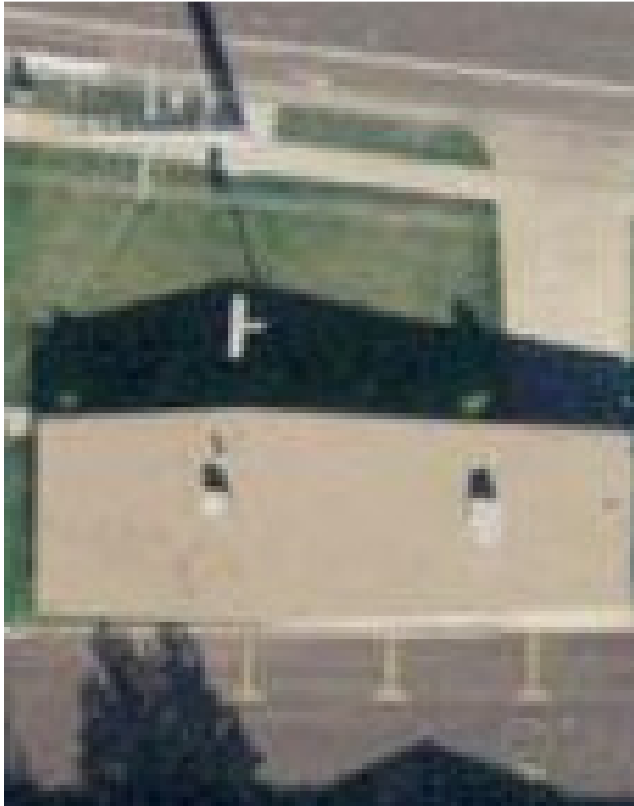
Maximum Available:
Minimum Available:
Units of Office Space: 4

Split level building, entrances from both north and south sides of building. Building is owner occupied by Insurance Concepts. All office space excluding Insurance Concepts is leased. Building has entry seating, artwork, and communal break room for all employees.

Building Contact: Insurance Concepts 801.942.0412

Kesler Chiropractic

1760 East 6900 South



Campus: No
Acreage: 0.28
Parking: Uncovered
Parking Ratio: 9/1000

Building Use: Medical Office
Year Built: 1969
Building Sq. Ft.: 1,672
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$369,200
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 4,076
Rental Rate Range:

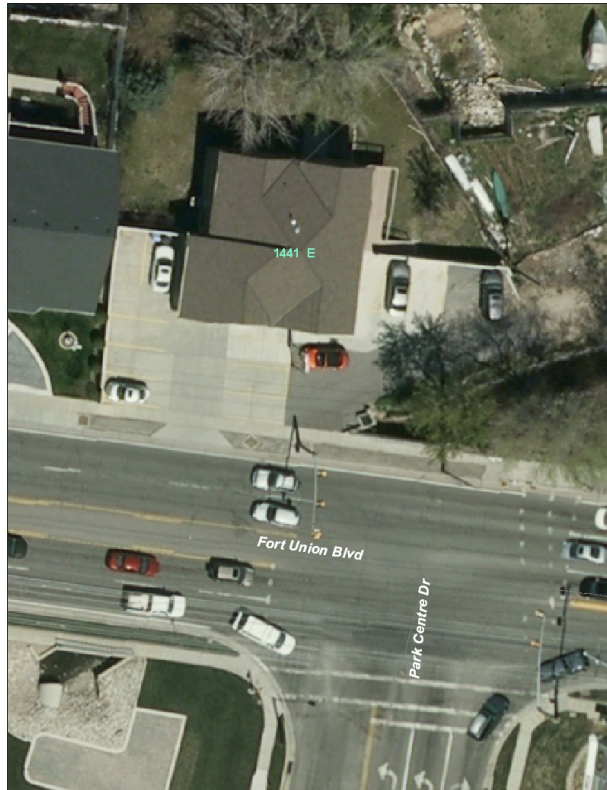
Maximum Available: 1,672
Minimum Available: 1,672
Units of Office Space: 1

Building is owner occupied. Amenities include entry seating and artwork.

Building Contact: Kesler Chiropractic 801.942.7272

Farmers Insurance

1441 East Fort Union Blvd.



Campus: No
Acreage: 0.27
Parking: Uncovered
Parking Ratio: 10/1000

Building Use: Commercial Office
Year Built: 1976
Building Sq. Ft.: 1,300
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$380,600
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 1,300
Rental Rate Range:

Maximum Available: 1,300
Minimum Available: 1,300
Units of Office Space: 1

Building has dual entry with vestibule and entry seating. Space is also owner occupied. Building because of recent renovations is in excellent condition.

Building Contact: Farmers Insurance 801.944.9600

Century 21

1385 East Fort Union Blvd.



Campus: No
Acreage: 0.63
Parking: Uncovered
Parking Ratio: 6/1000

Building Use: Commercial Office
Year Built: 1974
Building Sq. Ft.: 3,950
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 2

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$543,000
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 2,404
Rental Rate Range:

Maximum Available: 3,940
Minimum Available: 3,940
Units of Office Space: 1

Split-level home converted to office space. The building has entry seating however has not had significant updating.

Building Contact: Century 21 (Doug McAfee) 801.942.2111

Brighton View Dental

1343 East 7000 South



Campus: No
Acreage: 0.48
Parking: Uncovered
Parking Ratio: 7/1000

Building Use: Medical Office
Year Built: 1976
Building Sq. Ft.: 2,160
Lease Sq. Ft.: 2,160
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$236,000
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 2,160
Available Sq. Ft.: 0
Typical Floorplate: 2,160
Rental Rate Range:

Maximum Available: 1,080
Minimum Available: 1,080
Units of Office Space: 2

Each unit of office space has its own entrance with entry seating and other amenities. Property is managed privately by owner.

Building Contact:

Sculptec

6841 South 1300 East



Building Use:	Commercial Office
Year Built:	1938
Building Sq. Ft.:	1,080
Lease Sq. Ft.:	Own
Available Sq. Ft.:	0
Floors:	1

Entry:	Lobby
Receptionist:	Yes
Security:	No
Assessed Value:	\$205,690
LEED Certified:	No
For Sale:	No
Update/Remodel:	Yes

Campus:	No
Acreage:	0.20
Parking:	Uncovered
Parking Ratio:	7/1000

Leased Sq. Ft.:	Own
Available Sq. Ft.:	0
Typical Floorplate:	1,080
Rental Rate Range:	

Maximum Available:	1,080
Minimum Available:	1,080
Units of Office Space:	1

Building is used for both commercial office and manufacturing.

Building Contact:	Sculptec	801.942.1874
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Bengal Blvd.

2540 East Bengal Blvd.



Campus: No
Acreage: 0.74
Parking: Uncovered
Parking Ratio: 7/1000

Building Use: Commercial Office
Year Built: 1986
Building Sq. Ft.: 5,555
Lease Sq. Ft.: 5,555
Available Sq. Ft.: 0
Floors: 1

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$666,600
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 5,555
Available Sq. Ft.: 0
Typical Floorplate: 5,555
Rental Rate Range:

Maximum Available:
Minimum Available:
Units of Office Space: 4

Each unit of office space has its own point of entry. All entrances are single entry.

Building Contact:

Real Source

2089 East Fort Union Blvd.



Campus: No
Acreage: 0.22
Parking: Uncovered
Parking Ratio: 8/1000

Building Use: Commercial Office
Year Built: 1977
Building Sq. Ft.: 3,700
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$333,600
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 3,700
Rental Rate Range:

Maximum Available: 3,700
Minimum Available: 3,700
Units of Office Space: 1

Building has minor updating, entry seating, and artwork.

Building Contact: Real Source 801.386.8990

Cottonwood Heights Planning Department

City Summaries

Aggregate key components of local commercial office space are expressed in the following section.

Totals

	Class A	Class B	Class C	Total
Properties	14	29	24	67
Square Feet	1,478,458	487,415	91,328	2,057,201
Acreage	59.68	30.52	9.93	100.13
Assessed Value (\$)	215,579,333	51,558,437	10,693,570	277,831,340

Year Built	1930-1940	1940-1950	1950-1960	1960-1970	1970-1980	1980-1990	1990-2000	2000-2010
No. of Buildings	2	1	4	5	11	19	18	7

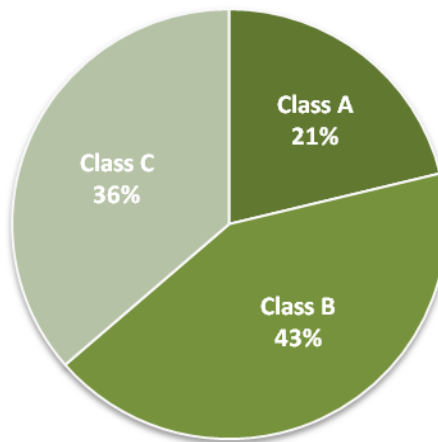
Building Square Footage	0-10,000 Sq. Ft.	10,000-20,000 Sq. Ft.	20,000-40,000 Sq. Ft.	40,000-60,000 Sq. Ft.	60,000-80,000 Sq. Ft.	80,000-100,000 Sq. Ft.	100,000-120,000 Sq. Ft.	120,000-140,000 Sq. Ft.	140,000-160,000 Sq. Ft.
No. of Buildings	34	10	8	1	1	4	5	3	1

Parking Ratio	3/1000	4/1000	5/1000	6/1000	7/1000	8/1000	9/1000	10/1000
No. of Buildings	9	28	15	4	7	1	1	2

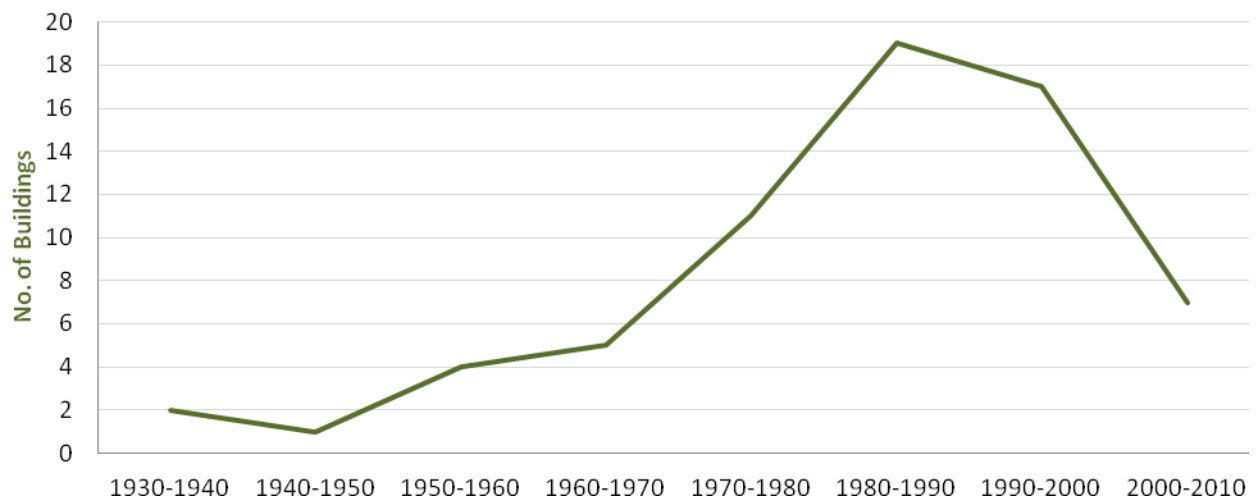
Building Height	1 Floor	2 Floors	3 Floors	4 Floors	5 Floors	6 Floors
No. of Buildings	18	30	6	2	4	7

Graphs

Building Classification

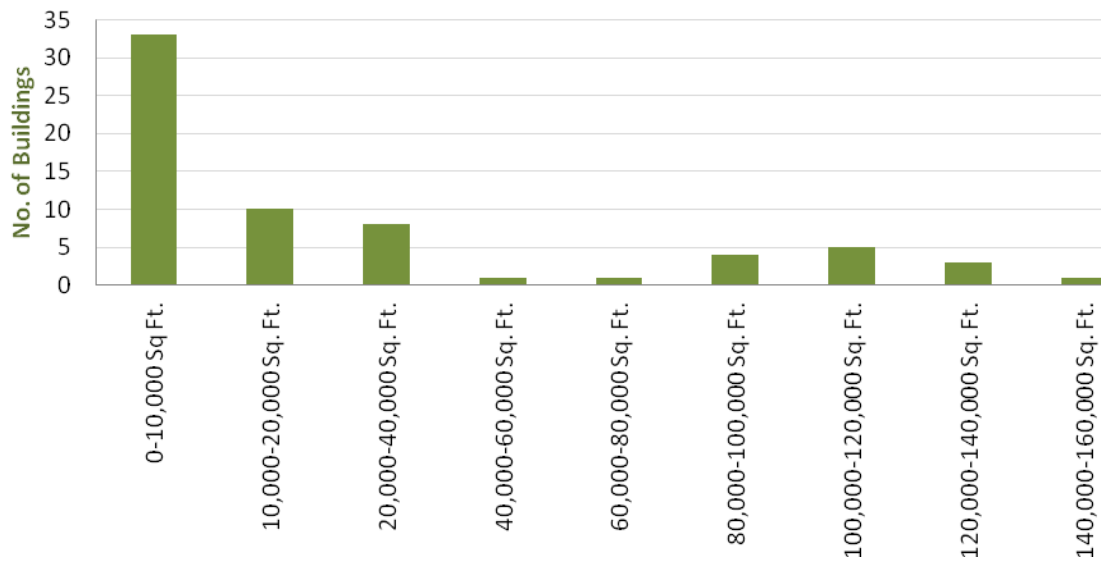


Year Built

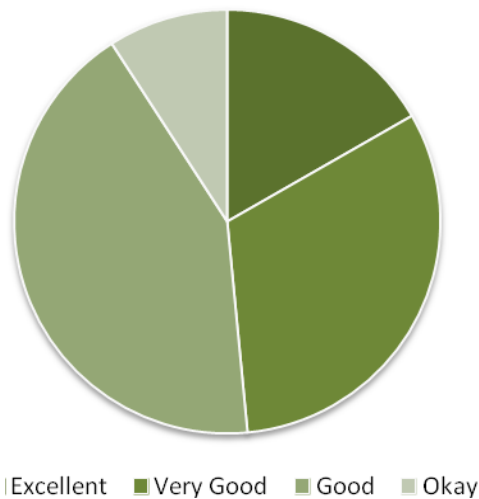


Graphs

Size in Square Feet



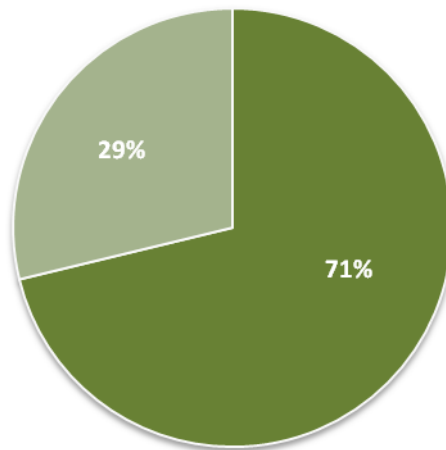
Building Condition



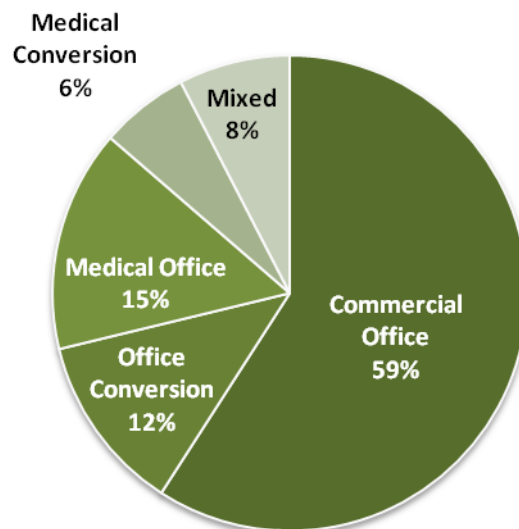
Graphs

Building Ownership

■ Lease ■ Own

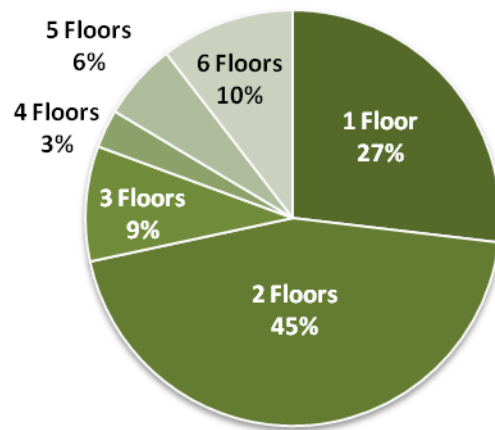


Building Use



Graphs

Building Height



Assesed Value

■ Class A ■ Class B ■ Class C

